



Town of Arlington, Massachusetts
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Minutes 05/24/2007

Commissioners

Present: S. Makowka, A. Frisch, M. Logan, J. Worden

Commissioners

Not Present: M. Hope Berkowitz, B. Cohen, Y. Logan, M. Penzenic, M. Potter

Guests: P. Hedlund, J. & E. Millian, T. Colman, H. Krepelka, J. Devlin, M. Davidson Bloh, G. Trumbull, R. Wells,
 D. Fisher, P. Seitz, R. & A. Stevens

1. Meeting opened at 8:05pm

2. **Appointment of alternate Commissioners:** S. Makowka, A. Frisch, M. Logan, appointed to Pleasant Street Historic District Commission; S. Makowka, M. Logan appointed to Central Street Historic District Commission.

3. **Approval of minutes:** Approval of Minutes of AHDC meeting of April 26, 2007 moved by J. Worden, seconded by A. Frisch, voted approval unanimously. (Put Steve on distribution list & send e-mail with year's approved minutes).

4. Communications

a. Greg Dubell was present to meet the Commissioners and request consideration to be appointed Commissioner for Mt Gilboa/Crescent Hill Historic District. A. Frisch motioned to send both nominees' resumes to Selectmen for approval to be appointed to AHDC, seconded by J. Worden. Voted unanimously.

b. J. Worden received communication re: Continued Hearings notice distributed to Commissioners. Discussion about new regulations. Carol will distribute memo to all Commissioners.

c. S. Makowka visited new owner of 24 Irving St. (Jason/Gray District) re: future renovations and he issued CONA for some immediate repairs.

d. S. Makowka had calls about window replacements. Carol will compile list of companies that have been approved in past.

e. M. Logan received request for fence to match existing fence on Avon Place. Mike will have them submit application to Carol for CONA.

5. New Business

a. **Continuation of Formal Hearing re: 152B Pleasant Street (Cury) re: fence 8:10pm** (started at 8:30pm).

Proposal now for existing fence above garage to match extension along sunken driveway to protect drop-off area from above. Porch on side of house has different spindle – different style of house on side also. Commissioners wanted to have fence match the one out front. Fence will be above grass. Stones are not anchored so the fence can't be put on top of the wall. Set fence as near as possible to the back of wall. The deck fence is 42" and would be too high for this area. S. Makowka had suggested a wrought iron fence to disappear on the landscape, however then you're getting in to mixing a lot of different types of fences. Should mimic the top of the handrail. S. Makowka moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith for a wooden fence that mimics the fence atop the garage, will be in harmony and not incongruous with the historical and architectural values of the district. Final design and approval to be by monitor. Seconded by J. Worden. John Worden is appointed monitor. Voted unanimously.

b. Formal Hearing re: 8-10 Central Street (Hedlund) 8:20pm (started at 8:45pm). Mr. Hedlund gave overview of previous meeting that he attended on an informal basis. Presented drawings for fence and pergola. Defining edge with fence. Did want to bring fence to corner because of columns. Going to have gates. Intention is to have pergola painted white, both fence & pergola would be wood and be painted white. Drawing 5 shows braces added on end posts from crossrails to post to crossrail and detail circled to little 45 degree. Notching wood cross rails (2 x 8) having 2 inch overlap with side rails for extra stability. J. Worden moved that the Central Street Historic District Commission, having fully reviewed the application before it, finds that the plans submitted therewith for approval of 1) a pergola with the exception that cross road end detail will apply also to side rails, and 2) that the fence be approved as presented in drawings and plans also submitted to match the neighboring fence as shown in application, and that the project will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Logan, voted unanimously. Monitor appointed A. Frisch

c. Formal Hearing re: 72 Westminster Ave. (Coleman) re: window replacement. Windows replaced previously. Some are vinyl, some aluminum, none close or work. Talked to people at 175 Lowell and 4 Westmoreland (similar farmhouse style houses) and they used Jeld Wen windows (wooden) and would use same exact ones. Most houses 2 over 1 but she doesn't care and will follow our suggestion. M. Logan moved that the Mt. Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration for window replacements with Jeld Wen 2 over 1 windows, fixed exterior mullion with internal divider bar, wood window, no external cladding, will be in harmony and not incongruous with the historical and architectural values of the district. Monitor S. Makowka appointed. Approved unanimously.

d. Formal Hearing re: 159 Pleasant St. (MacArthur) 9:00pm (started at 9:09pm) Duncan MacArthur, owner, was there and said he wanted to restore structure exterior as much as possible but add onto exterior of structure. Wants to move structure 15 feet closer to street and center on lot. Existing conditions: structure is 20 feet from rear property line. Want to move house forward 15 feet. Proposed façade would be about 12 feet behind existing house. S. Makowka said this needs to be subservient to the main house. A4 shows driveway to barn. Barn was built in late 1800s. Very old structure – one of oldest in town still standing. Brief overview of changes to structure. Changes will be on rear with an addition on the back of it. Changes on two sides and front would be like with like repairs. Entrance would be on side, keeping front of house looking exactly like what is there now. Existing windows will be to restore them, but there may be new codes. Objective is to restore as much as possible. Very thin mullions. S. Makowka offered to send along listing of window restoration companies. Idea would be to put shutters to match old pictures. Foundation would be red brick. Has been some concrete poured in the past. Only change on side would be addition of entry door. Nice door on back – nice hardware, swinging door. Might be nice to have that on side. Proposing to add windows. J. Worden asked about windows – proposing to move? No would be guess. 4 new openings would be centered on building and not on gable. Window openings would be same size windows that are there now, would duplicate replica for other openings. On South a window looks to stay in same place. S. Makowka asked applicant to explain new addition on back of house. Materials would be matching materials, gutters, windows, all to match style of other windows. Roofing materials asphalt shingles. M. Logan asked about foundation – yes – full 25% on left side, trap door that goes down into dirt cellar. Will put a proper foundation and reuse bricks. Full basement to be under there – will brick veneer entire foundation. Neighbors were asked to give comments – questions – is it typical to allow movement of a structure – will alter dramatically overall look of property. 2nd Question – parking – does it make sense? Overall property in other areas. Main aspect of proposal hasn't been addressed. Nothing has been approved – so please don't feel that because we ask other questions about the project we're approving it being moved at all. Structures have been moved around in Districts in past so there is a historic precedent for moving a project.

Changing footprint of barn will devalue the house on the right. Going to lose significant part of light on that side of the house. Half the house will be blocked with the light. Question on whether this will meet setbacks. Side setback 1 foot 6 inches too wide. Will have to get variance for that side setback. Question – asking about removal of trees (forest) behind house. Work to preserve is step in right direction. Move and how it changes the impact on the other property.

S. Makowka said we have first pass, need now to get idea of visual impact. Will continue hearing to next meeting.

e. Informal hearing re: 24 Central St. (Wells) re: removal of chimney. 2 existing chimneys on existing façade. M. Logan said it is an issue. Can't see from street chimney that is proposed being removed. If you can't see it from the street do we need to require a faux chimney be erected. A. Frisch said he feels that as long as there are still two, he doesn't have an issue. J. Worden agreed that where it's not visible from the street it's not a huge issue to him. S. Makowka said his comparison was Louise Ivers' house that we made them to replace it, but this house is such a non-prominent feature on the house he doesn't feel it is a big deal. S. Makowka proposed a 10 day certificate be approved, seconded by J. Worden, M. Logan said it's not a big deal, but it is an issue. S. Makowka vouched that it's not visible. All voted in favor.

f. Informal hearing re: 157 Lowell Street (Stevens) re: rear porch extension. Filling in the L with deck. Rotating steps to point into backyard. Railing on both sides. Used wheel barrel to show visibility is not an issue. S. Makowka will come out and see if it is "not subject to public view". The applicant is willing to cut 2 feet off porch if necessary to get it approved as CONA.

6. Other Business

- a. Joint AHDC and AHC Meeting – Fall Date
- b. District Signage Inventory
- c. Realtor Signage in Districts

7. Old Business

- a. Preservation Loan Program Update

- b. Open District Commissioner Seats – Mt. Gilboa/Crescent Hill and Broadway still open. Letters being forwarded to BOS with resumes for two potential new Commissioners – Gregory Dubell and Thomas Smurzynski
- c. Outreach to Neighborhoods & Realtors
- d. Status of projects by monitors

8. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
6. 14 Jason Street (window change w/o permit) - Makowka
7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
9. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
13. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA – **DONE REMOVE**
14. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
15. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
16. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
17. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
18. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
19. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
20. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
21. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
22. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
23. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
24. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA– **DONE REMOVE**
25. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA– **DONE REMOVE**
26. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
27. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
28. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
29. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
30. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
31. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
32. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
33. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
34. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
35. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
36. 205 Pleasant Street (Kavanaugh – (originally 05-30Pcorrected to 06-05P) – Makowka – CONA
37. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
38. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
39. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
40. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
41. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
42. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
43. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
44. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
45. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
46. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
47. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
48. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
49. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
50. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
51. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
52. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
53. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
54. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
55. 5 Venner Road (Kallas – 06-39P) – Frisch – COA (Window Replacements) – **DONE REMOVE**
56. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
57. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
58. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
59. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)

60. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
61. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
62. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
63. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
64. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
65. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
66. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
67. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
68. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
69. 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
70. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
71. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffits, Fascia, Gutters)
72. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
73. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
74. 46 Westminster ave. (Surratt – 07-15M) – Makowka – CONa (Porch Repair)

Meeting Adjourned 10:45pm